

Sale Date: 05/25/2016	Time: 11:00 am
Location: 3420 Twelfth Street, Courtroom 303, Riverside, California	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 05/11/2016

Description of property to be sold: Real Property: 3111-3115 Franklin Avenue, San Diego, California
See Trustee's Motion for Order 1) Authorizing the Trustee to Sell Real Property (3111-3115 Franklin Avenue, San Diego, California) Pursuant to 11 U.S.C. §363(b) and (f); 2) Approving Overbid Procedures; 3) Approving Compensation of the Trustee's Real Estate Agent; 4) Authorizing Distribution of Sale Proceeds; and 5) Waiving 14 Day Stay Imposed by FRBP 6004 (h) ("Sale Motion") on file with the Bankruptcy Court.

Terms and conditions of sale: As-is, where-is basis, without warranties of any kind, subject to overbid See Sale Motion; a copy of the Sale Motion may be obtained by contacting the Law Office of Thomas H. Casey, Inc. at the address listed above.

Proposed sale price: \$ 575,000.00

Overbid procedure (if any): See Sale Motion for full bidding procedures; deadline for submitting overbids is May 20, 2016

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:
May 25, 2016 at 11:00 a.m.

U.S. Bankruptcy Court
3420 Twelfth Street
Courtroom 303
Riverside, CA 92501

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Miguel Gonzalez
Castle Realty Group
4193 Flatrock Drive, Bldg. 200, Suite 202
Riverside, CA 92505
(951) 858-2542 (direct line) / miguel@castlerealtygroup.com

Date: 4/29/16

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

22342 Avenida Empresa, Suite 200, Rancho Santa Margarita, CA 92688

A true and correct copy of the foregoing document entitled (*specify*): **Notice of Sale of Estate Property** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) **April 29, 2016**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Thomas H Casey lmliller@tomcaseylaw.com, msilva@tomcaseylaw.com
- Charles W Daff (TR) charleswdaff@gmail.com, c122@ecfcbis.com
- Mark T. Domeyer wdk@wolffirm.com, mark.domeyer@wolffirm.com
- Phillip Myer pmyer@phillmyerlaw.com, biskander@phillmyerlaw.com
- Ramesh Singh claims@recoverycorp.com
- Edward A Treder cdcaecf@bdfgroup.com
- United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) **April 29, 2016**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) , I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

April 29, 2016
Date

Kathy Driggers
Printed Name


Signature

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

**SERVED BY UNITED STATES
MAIL:**

Interested Party

United States Bankruptcy Court
Attn: Honorable Mark D. Houle
3420 Twelfth Street, Suite 365
Riverside, CA 92501

Debtor

Tracy Evonne Wilson
33221 Brighton Wood Street
Menifee, CA 92583

Trustee's Real Estate Agent

Miguel A. Gonzalez
Castle Realty Group, Inc.
4193 Flat Rock Drive, Suite 200
Riverside, CA 92505

**Proposed Buyer's Real Estate
Agent**

Leonardo Gonzalez
Castle Realty Group, Inc.
4193 Flat Rock Drive, Suite 200
Riverside, CA 92505

Tenants

Yolanda Sturdivant
Edward Thrower
3111 Franklin Avenue
San Diego, CA 92113

Vanessa Davis
3113 1/2 Franklin Avenue
San Diego, CA 92113

Norma Flores
3115 Franklin Avenue
San Diego, CA 92113

Oscar Sanchez
Martha Vivas
3113 Franklin Avenue
San Diego, CA 92113

Interested Parties

Donald T. Fife, CPA
Hahn Fife & Company LLP
790 E. Colorado Blvd., 9th Floor
Pasadena, CA 91101

San Diego County Treasurer – Tax
Collector
San Diego County Administration
Center

1600 Pacific Hwy, Room 162
San Diego, CA 92101-2474

North Island Financial Credit Union
Attn: Managing Member
P.O. Box 85833
San Diego, CA 92186-5833

North Island Financial Credit Union
Attn: Managing Member
5898 Copley Drive
San Diego, CA 92111

North Island Financial Credit Union
Agent for Service of Process
Angela K. Brill
5898 Copley Drive
San Diego, CA 92111

Creditors

21st Mortgage Corporation
P.O. Box 477
Knoxville, TN 37901-0477

Ally Financial
P.O. Box 13625
Philadelphia, PA 19101-3625

American Express
200 Vessy Street
New York, NY 10285-0002

Ashley Funding Services, LLC
Its successors and assigns as
assignee of Laboratory
Corporation of America Holdings
Resurgent Capital Services
P.O. Box 10587
Greenville, SC 29603-0587

Bank of America
100 North Tyron Street
Charlotte, NC 28202

Central Loan Administration
425 Phillip Blvd.
Ewing, NJ 08618-1430

Citi Bank
P.O. Box 78045
Phoenix, AZ 85062-8045

Citibank
P.O. Box 790034
St. Louis, MO 63179-0034

North Island Credit Union
1 Corporate Drive, Suite 360
Lake Zurich, IL 60047-8945

PYOD, LLC its Successors and
Assigns as Assignee of Citibank,
N.A.
Resurgent Capital Services
P.O. Box 19008
Greenville, SC 29602-9008

Real Time Resolutions
P.O. Box 36655
Dallas, TX 75235-1655

Real Time Resolutions, Inc.
1349 Empire Central Drive, Suite
150
Dallas, TX 75247-4029

Recovery Management Systems
Corporation
25 S.E. 2nd Avenue, Suite 1120
Miami, FL 33131-1605

Shewmaker & Shewmaker LLC
Burt Whistler
2845 Henderson Mill Road
Atlanta, GA 30341

Temecula Emergency
5050 Avenida Encinas
Carlsbad, CA 92008-4383